

FOR LEASE

Northwest Freeway Portfolio

Houston, TX 77040

Colliers



13100 Northwest Freeway



13105 Northwest Freeway



13101 Northwest Freeway

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Portfolio Overview

Northwest Portfolio, Houston, TX 77040

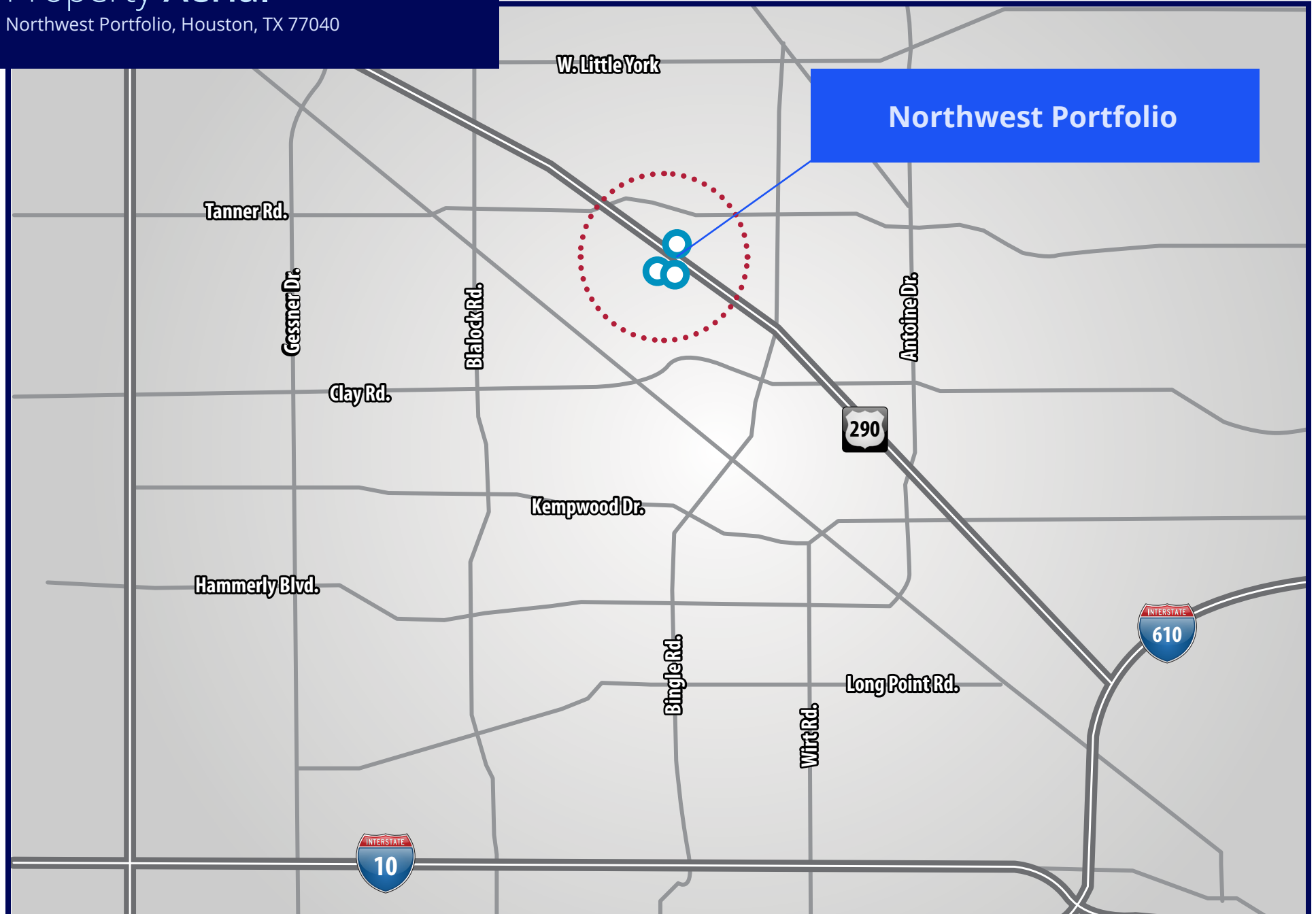
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Situated along both the north and south stretches of Highway 290, The Northwest Freeway Portfolio presents an array of advantageous visibility options, ensuring heightened exposure for businesses leasing within the vicinity. Furthermore, the strategic placement affords effortless accessibility for tenants and their staff, facilitating seamless commute and transit. In close proximity, an abundance of amenities awaits, ranging from dining establishments and retail outlets to banking facilities and fitness centers, catering to various needs and preferences. This proximity facilitates efficient errand runs and provides an array of choices for lunch meetings, enhancing convenience and enjoyment throughout the workday. Moreover, the buildings boast ample parking facilities, ensuring hassle-free parking for tenants and visitors alike. Additionally, the presence of responsive on-site management and engineering teams ensures swift resolution of any operational issues, contributing to a conducive working environment. Enhanced security measures, including card-key access and the provision of a courtesy officer, further bolster the safety and security of the premises, instilling confidence and peace of mind among occupants.



Property Aerial

Northwest Portfolio, Houston, TX 77040



Building Overview

13100 Northwest Freeway, Houston, TX 77040

Property Overview

Located along the north side of Highway 290, Northwest One offers excellent visibility opportunities and easy access to tenants and their employees. Numerous dining, shopping, banking and fitness options are nearby making errands and lunch meetings convenient and enjoyable during the workday. There is even a bank on-site.

The building offers plentiful parking, responsive on-site management and engineering as well as multiple security features such as card-key access and a courtesy officer.



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Property Details:

- Located seven minutes from the Galleria submarket
- Six story building with a two-story atrium style lobby
- 3.5/1,000 SF parking - surface and garage; reserved parking available
- Courtesy officer, card key access system and cameras on the premises
- On-site property management & engineering staff
- Restaurants, hotels & shopping conveniently located within walking distance of the building

Building Overview

13101 Northwest Freeway, Houston, TX 77040

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Property Overview

Northwest Crossing I is a 3-story atrium office building with extensive interior landscaping. The building has excellent highway visibility. Nearby dining and shopping options are plentiful for a quick bite out of the office or running errands. The recently renovated building includes a conference and training facility.

Property Details:

- Conference and Training Facilities
- Flexible space layouts
- Competitive, full-service rates
- Landscaped interior atrium
- Surveillance system
- After-hours card access
- On-site security and management
- Highway visibility
- Monument signage available
- Easy access to Highway 290, Loop 610 and Sam Houston Parkway



Building Overview

13105 Northwest Freeway, Houston, TX 77040

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Property Overview

Northwest Crossing III is a 12-story atrium office building which has recently completed extensive interior renovations. The atrium is adorned with a hanging contemporary art sculpture, bringing color and vibrancy to the lobby. The atrium includes four high speed glass-backed elevators and the common spaces include a full deli, fitness room, and conference centers.



Property Details:

- Recent lobby renovations
- Recent elevator modernization
- Fitness Center
- Conference Center
- Deli
- After-hours card access
- On-site security and management
- Highway visibility
- Building and monument signage available



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Information About Brokerage Services

Texas law requires all real estate license holders to give the following information about brokerage services to prospective buyers, tenants, sellers and landlords.

11-2-2015



TYPES OF REAL ESTATE LICENSE HOLDERS:

- A **BROKER** is responsible for all brokerage activities, including acts performed by sales agents sponsored by the broker.
- A **SALES AGENT** must be sponsored by a broker and works with clients on behalf of the broker.

A BROKER'S MINIMUM DUTIES REQUIRED BY LAW (A client is the person or party that the broker represents):

- Put the interests of the client above all other, including the broker's own interest;
- Inform the client of any material information about the property or transaction received by the broker;
- Answer the client's questions and present any offer to or counter-offer from the client; and
- Treat all parties to a real estate transaction honestly and fairly.

A LICENSE HOLDER CAN REPRESENT A PARTY IN A REAL ESTATE TRANSACTION:

AS AGENT FOR OWNER (SELLER/LANDLORD): The broker becomes the property owner's agent through an agreement with the owner, usually in a written listing to sell or property management agreement. An owner's agent must perform the broker's minimum duties above and must inform the owner of any material information about the property or transaction known by the agent, including information disclosed to the agent or subagent by the buyer or buyer's agent/

AS AGENT FOR BUYER/TENANT: The broker becomes the buyers/tenant's agent by agreeing to represent the buyer, usually through a written representation agreement. A buyer's agent must perform the broker's minimum duties above and must inform the buyer of any material information about the property or transaction known by the agent, including information disclosed to the agent by the seller or seller's agent.

AS AGENT FOR BOTH – INTERMEDIARY: To act as an intermediary between the parties the broker must first obtain the written agreement of *each party* to the transaction. The written agreement must state who will pay the broker and, in conspicuous bold or underlined print, set forth the broker's obligations as an intermediary. A broker who acts as an intermediary:

- Must treat all parties to the transaction impartially and fairly;
- May, with the parties' written consent, appoint a different license holder associated with the broker to each party (owner and buyer) to communicate with, provide opinion and advice to, and carry out the instructions of each party to the transaction.
- Must not, unless specifically authorized in writing to do so by the party, disclose:
 - That the owner will accept a price less than the written asking price;
 - That the buyer/tenant will pay a price greater than the price submitted in a written offer; and
 - Any confidential information or any other information that a party specifically instructs the broker in writing not to disclose, unless required to do so by law.

AS SUBAGENT: A license holder acts as a subagent when aiding a buyer in a transaction without an agreement to represent the buyer. A subagent can assist the buyer but does not represent the buyer and must place the interests of the owner first.

TO AVOID DISPUTES, ALL AGREEMENTS BETWEEN YOU AND A BROKER SHOULD BE IN WRITING AND CLEARLY ESTABLISHED:

- The broker's duties and responsibilities to you, and your obligations under the representation agreement.
- Who will pay the broker for services provided to you, when payment will be made and how the payment will be calculated.

LICENSE HOLDER CONTACT INFORMATION: This notice is being provided for information purposed. It does not create an obligation for you to use the broker's services. Please acknowledge receipt of this notice below and retain a copy for your records.

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_____	_____
Buyer/Tenant/Seller/Landlord Initials	Date